| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| David E. Rawlings<br>2401 21st Avenue South<br>Nashville, TN 37212 | NEW OWNER | Map 104-11-0D<br>Parcel 002.00Co<br>& 007.00Co |

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

26B

BOOK 10177 PG 441

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Charles E. Wells, married (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto David E. Rawlings (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Being Unit Nos. 2 & 7 of a Condominium Apartment, known as The Columns, as of record in Plat Book 6182, page 943, for said County, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in the common areas.**

Being the same property conveyed to Charles E. Wells by Warranty Deed from Keith Lundin and wife, Linda S. Lundin and Steve Cobb and wife, Nancy Hendrix of record as to Unit No. 2 in Book 6471, Page 715, and of record as to Unit No. 7 in Book 6471, Page 709, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Charles E. Wells and never has been and is investment property owned by Charles E. Wells.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as Unit Nos. 2 & 7, 2121 Fairfax Avenue, Nashville, Tennessee 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $79,000.00.

Affiant

Subscribed and sworn to before me this 27th day of August, 1996.

Notary Public

My Commission Expires 11/20/96

96 SEP -4 AM 11:22
IX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0221023
IDENTIF. REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of August, 1996.

Charles E. Wells

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

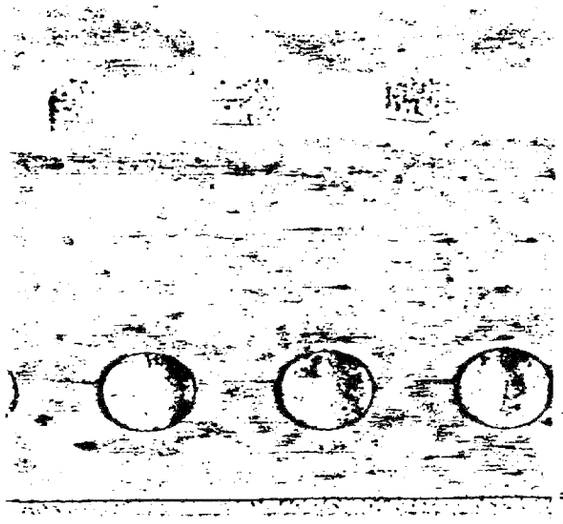
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles E. Wells,** the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

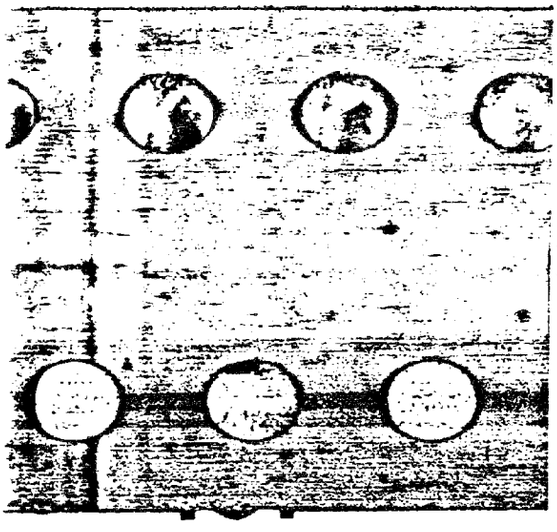
**WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1996.**

NOTARY PUBLIC

**My Commission Expires:** 11/20/98

3952 09/04 0101 03CHECK 301.30





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10177 PG 443

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION - | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 79000.00 |
| | | | | CON TX 292.30 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 301.30 |
| | | | | CHECK 301.30 |
| 09/04/96 | 01 | | | 11:24 0001 3952 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02210 23
IDENTIF. ↑ REFERENCE

96 SEP -4 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1026455